

MEETING MINUTES

MILPITAS PLANNING COMMISSION Milpitas City Hall, Council Chambers 455 E. Calaveras Blvd., Milpitas, CA

Wednesday, March 25, 2015

- I. PLEDGE OF ALLEGIANCE** **Chair Mandal** called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.
- II. ROLL CALL/ SEATING OF ALTERNATE** **Commissioners**
Present: Chair Sudhir Mandal, Vice Chair Larry Ciardella,
Commissioners Rajeev Madnawat, Demetress Morris, Hon Lien,
Ray Maglalang
Absent: Gurdev Sandhu and Zeya Mohsin
Commissioner Madnawat left the meeting at 8:05 PM
Staff: Steven McHarris, Johnny Phan, Adam Petersen, Shaunn
Mendrin, Tim Wong
- III. PUBLIC FORUM** **Chair Mandal** invited members of the audience to address the Commission and there were no speakers.
- IV. APPROVAL OF MEETING MINUTES** **Chair Mandal** called for approval of the March 11, 2015 meeting minutes of the Planning Commission.
Motion to approve Planning Commission meeting minutes as submitted.
Motion/Second: Commissioner Maglalang/Commissioner Madnawat
AYES: 6
NOES: 0
ABSTAIN: 0
- V. ANNOUNCEMENTS** Vice Chair Ciardella announced that he met with the developer for the Lennar project.
- VI. CONFLICT OF INTEREST** **Assistant City Attorney Johnny Phan** asked if any member of the Commission had any personal or financial conflict of interest related to any of the items on the agenda.

There were no reported conflicts.
- VII. APPROVAL OF AGENDA** **Chair Mandal** asked if staff or Commissioners had changes to the agenda and Planning Director Steven McHarris announced that item VIII-1 was deferred to the next meeting.
Motion to approve the March 25, 2015 agenda.
Motion/Second: Commissioner Madnawat/Vice Chair Ciardella
AYES: 6

NOES: 0

VIII. CONSENT CALENDAR

- VIII-1 PRESENTATION OF THE PROPOSED 2015-20 CAPITAL IMPROVEMENT PROGRAM (CIP):** Presentation of the CIP program, providing an overview of the Proposed 2015-20 CIP Annual Report.

Item deferred to the next meeting.

IX. PUBLIC HEARING

- IX-1 PUBLIC STORAGE REMODEL – 1600, 1601 Watson Ct / 1080 Pecten Ct. – EA14-0001, SD14-0004, UP14-0007:** A request for a Site Development Permit for the complete demolition of nine buildings and partial demolition of five buildings and construction of two new three-story storage buildings and a two-story mini storage building on three existing mini storage parcels and a Conditional Use Permit to allow mini-storage use on the Heavy Industrial Zoning District and apply for an increase in FAR for the additional square footage proposed. A Mitigated Negative Declaration has been prepared and circulated for this project.

Project Planner Adam Petersen reviewed a PowerPoint presentation discussing the project.

Vice Chair Ciardella asked about the location of the 90 parking spaces and asked if they would be rented out. Mr. Petersen showed the location and said the parking spots will be used for patrons of the public storage.

Chair Mandal said he is concerned with RV or boat parking at the site. Mr. Petersen said the spaces are 9'x18' and that it would be difficult to park an RV or a boat in a space that size.

Chair Mandal asked if there is consideration for public art and Mr. Petersen said the applicant has not proposed public art and the public art ordinance has not gone into effect yet.

Applicant Jim Fitzpatrick, Senior Vice President, said there is a demand for public storage and that their internal studies show this as a good location, and he said the parking spaces are for customers and there will not be parking for RV's or boats.

Chair Mandal opened the public hearing and Milpitas resident Robert Marini asked what will happen to the items in the buildings that are being demolished and how they would be relocated, and if there are elevators for access to the 2nd floor.

Mr. Petersen said there are storage units on the 2nd floor and that each building that has more than one floor has an elevator.

Motion to close the public hearing.

Motion/Second: Commissioner Madnawat/Vice Chair Ciardella

AYES: 6

NOES: 0

Motion to adopt Resolution No. 15-014 approving Site Development Permit SD14-0004, Use Permit UP14-0007, and Environmental Impact Assessment EA14-0001 to allow the demolition of nine existing public storage buildings and partial demolition of five existing public storage buildings in order to construct two new three-story storage buildings and a two-story mini-storage building and a Conditional Use Permit to allow mini-storage use in the Heavy Industrial Zoning District and an increase in the Floor Area Ratio at 1600 and 1601 Watson Court and 1080 Pecten Court (APN 092-08-093; -042; -051) as submitted with the recommendation that the applicant work with staff regarding the species of trees for the site and the addition of public art for the project.

Motion/Second: Commissioner Madnawat/Vice Chair Ciardella

AYES: 6

NOES: 0

IX-2

LENNAR 450 MONTAGUE – 450 Montague: A request for a Site Development Permit No. SD14-0017, Conditional Use Permit No. UP14-0024 and a Major Tentative Map No. MT14-0004 for a 351 unit 5-story building and 138 condominium units located on a 10.5 acre site (APNs: 86-037-004, -019, -020, and -021) zoned Mixed Use Very High Density with Transit Oriented Development & Site and Architectural Overlays (MXD3-TOD-S) within the Transit Area Specific Plan (TASP).

Project Planner Shaunn Mendrin reviewed a PowerPoint presentation discussing the project.

Commissioner Madnawat asked if the parks at this project are public or private and Mr. Mendrin said they will be public parks maintained by the developer.

Commissioner Madnawat recused himself and left the meeting at 8:05 PM.

Chair Manda asked what type of energy efficient options are being built into the project and Mr. Mendrin responded that the applicant has to meet a Build it Green checklist and achieve 80 points by including a combination of things such as window types, insulation and energy efficient appliances.

Applicant Alex Waterbury of Lennar Multifamily Communities provided background on the project.

Kevin Ma of Lennar Homes showed a PowerPoint presentation which included a project summary and park overview.

Jessica Musick of KTGy, the design architects and planners on the project, showed a presentation which included photos of the different views of the buildings and discussed architectural aspects of the project.

Chair Mandal asked for an explanation of the energy efficient options for this project and Mr. Ma made reference to the Build it Green compliance program and said they will use high efficiency windows which will help control the temperature in the units and the units they are building are much more efficient in their layout.

Commissioner Morris asked about the trees selected for the site and Colin Bly of Guzzardo Partnership Inc discussed the trees that were selected and said they can work with the city arborist regarding the species of trees.

Chair Mandal opened the public hearing and there were two speakers.

Milpitas resident Robert Marini said there is a shortage of water in the community, City residents have been asked to cut their water use by 20% if possible, yet the City continues to approve more projects and additional units increases the number of gallons of water needed annually. He said the water fee has doubled in a five year span and the cost of living to the residents increases when more housing is added.

Bob Lawler said his family owns a trucking business located at 730 E Capitol next door to the Lennar project and he is very much in favor of their project. He said he would like to sell the business to a developer but that there has been difficulty doing so due to the uncertainty of the Milpitas Road extension. He discussed Resolution 15-014 Item #36 and said he is concerned with the methodology of 12% of building costs for the construction of the road and is very much against it.

Motion to close the public hearing.

Motion/Second: Commissioner Maglalang/Vice Chair Ciardella

AYES: 5

NOES: 0

Chair Mandal asked about public art for the project and Mr. Mendrin said the public art ordinance has not yet been adopted by City Council but a condition can be added to require public art.

Commissioner Maglalang wants it on the record that he approves of the project but wishes the developer would reconsider including affordable housing.

Motion to adopt Resolution No. 15-003 recommending the City Council Approve Site Development Permit No. SD14-0017, Conditional Use Permit UP14-0024, and Tentative Map No. MT14-0004 with additional conditions that the applicant work with staff and the City arborist regarding the species of trees for site landscaping, the addition of art for the project and energy efficiency improvements for the project.

Motion/Second: Commissioner Morris/Vice Chair Ciardella

AYES: 5

NOES: 0

IX-3

SUPPORTIVE AND MANUFACTURED HOUSING ZONE AMENDMENTS: To conform to State law and to implement two Housing Element programs, the City of Milpitas is considering revising its MXD and R2 zoning code. The proposed ordinance revision would permit supportive and transitional housing in the MXD zone and allow manufactured housing in the R2 zoning district. An Addendum to the Housing Element Negative Declaration has been prepared pursuant to Section 15164(b) of the CEQA Guidelines.

Mr. McHarris explained that the Housing Element has been certified by the state but requires zone amendments and staff decided it would be best to return to the Planning Commission and then bring this and the Housing Element together to City Council.

Project Planner Tim Wong provided a PowerPoint presentation.

Chair Mandal opened the public hearing and there were no speakers.

Motion to close the public hearing.

Motion/Second: Vice Chair Ciardella/Commissioner Maglalang

AYES: 5

NOES: 0

Motion to adopt Resolution No. 15-0015 recommending the City Council approve Zoning Amendment No. ZA15-015 and the Addendum to the 2013 Zoning Ordinance Amendments: Housing Element Implementation Project Initial Study and Negative Declaration.

Motion/Second: Commissioner Morris/Commissioner Maglalang

AYES: 5

NOES: 0

X. NEW BUSINESS

No Items

XI. ADJOURNMENT The meeting was adjourned at 9:30 PM to the next meeting scheduled on Wednesday, April 8, 2015.

Motion to adjourn to the next meeting.

Motion/Second: Commissioner Morris/Commissioner Maglalang

AYES: 5

NOES: 0

*Meeting Minutes submitted by
Planning Secretary Elia Escobar*